



## 5 Broadway

Lace Market, Nottingham, NG1 1PR

**Iconic Restaurant site available to let**

**Nottingham Lace Market**

**4,380 sq ft**

(406.92 sq m)

- Rental £65,000 per annum
- Ground and basement trading areas
- High profile position midway between the Market Square and the Motorpoint Arena
- £50k premium for trade equipment
- Available immediately

# 5 Broadway, Lace Market, Nottingham, NG1 1PR

## Summary

<b>Available Size</b>	4,380 sq ft
<b>Rent</b>	£65,000 per annum £50k lease premium for fixtures and fittings
<b>Rateable Value</b>	£36,500 Based on the April 2023 valuation
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (88)

## Description

Offered for let in the popular Lace Market area of Nottingham is 5 Broadway. Occupying the ground and basement floors of the corner of Broadway and Stoney Street. With central bar area and split restaurant space - with open kitchen and store rooms to the rear of the site. W/c's on the ground floor and basement. Basement - open plan with bar servery - office - staff room and store room.

## Location

Well positioned in the City Centre close to Hockley and the main Market Square (5 minute walk), the property has good pedestrian access and is a 10 minute walk from Nottingham Train station. The Motorpoint Arena is a 5 minute walk and the Lace Market Car Park is nearby.

Nottingham is well positioned within the Midlands, with an estimated population of circa 280,000, the City can be accessed from 3 exits from the M1 (J24 in the South Via the newly built dual carriageway A453, J25 via the A52 at Derby, and J26 Via the A610 to the North) The A453 junction to the South of the City leads to Kegworth and Castle Donington, ideal for Nottingham East Midlands airport and Donington Race track.

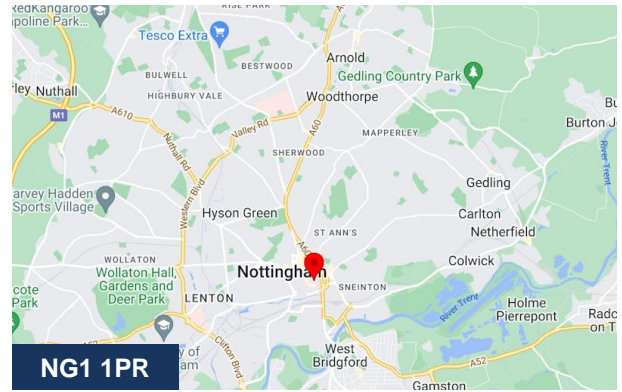
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground floor and basement	4,380	406.92	Available
<b>Total</b>	<b>4,380</b>	<b>406.92</b>	

## Viewings

Viewing is strictly by prior appointment with the agents P & F Commercial Tel:01664 431330 or office@pandfcommercial.com



## Viewing & Further Information

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